

105.0

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
823,400 / 823,400
823,400 / 823,400
823,400 / 823,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HODGE PHYLLIS A/TRUSTEE

Owner 2: B & K REALTY TRUST

Owner 3:

Street 1: 37 OLD COLONY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 1987 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8225		Sq. Ft.	Site		0	70.	0.81	4									466,726						466,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8225.000	356,700		466,700	823,400	
Total Card	0.189	356,700		466,700	823,400	Entered Lot Size
Total Parcel	0.189	356,700		466,700	823,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.35	/Parcel: 414.35	Land Unit Type:

User Acct	67670
GIS Ref	
GIS Ref	
Insp Date	
09/27/18	



USER DEFINED

Prior Id # 1:	67670
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:10:15
LAST REV	
Date	Time
10/09/18	10:24:43
apro	
8345	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 105.0-0005-0004.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,700	0	8,225.	466,700	823,400		Year end	12/23/2021
2021	101	FV	346,300	0	8,225.	466,700	813,000		Year End Roll	12/10/2020
2020	101	FV	346,300	0	8,225.	466,700	813,000		Year End Roll	12/18/2019
2019	101	FV	260,800	0	8,225.	466,700	727,500		Year End Roll	1/3/2019
2018	101	FV	260,800	0	8,225.	400,100	660,900		Year End Roll	12/20/2017
2017	101	FV	260,800	0	8,225.	373,400	634,200		Year End Roll	1/3/2017
2016	101	FV	260,800	0	8,225.	320,000	580,800		Year End	1/4/2016
2015	101	FV	254,600	0	8,225.	286,700	541,300		Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGE PHYLLIS A	1161-115		9/17/1996			No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	994	Re-Roof	13,500	8/14/2014				Strip shingles and
1/2/2007	2	Manual	17,400			G8	GR FY08	insulation ,wrap w
12/13/2006	1081	Siding	18,820					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
4/14/2009	Meas/Inspect	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
10/26/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6	- Colonial			Full Bath: 2	Rating: Average																	
Sty Ht: 2	- 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																	
Prime Wall: 4	- Vinyl			A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1	- Gable			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1												
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C	- Average			CONDOS INFORMATION				Lvl 2														
Year Blt: 1953	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdict:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: GD	- Good	18. %																
Prim Int Wal	1	- Drywall		Functional:		%																
Sec Int Wall:		%		Economic:		%																
Partition: T	- Typical			Special:		%																
Prim Floors: 3	- Hardwood			Override:		%																
Sec Floors: 4	- Carpet	50 %		Total:	18.6 %																	
Bsmnt Flr: 4	- Carpet			CALC SUMMARY																		
Subfloor:				Basic \$ / SQ:	130.00																	
Bsmnt Gar:				Size Adj.: 1.25763893																		
Electric: 3	- Typical			Const Adj.: 1.00500000																		
Insulation: 2	- Typical			Adj \$ / SQ: 164.311																		
Int vs Ext: S				Other Features: 98500																		
Heat Fuel: 1	- Oil			Grade Factor: 1.00																		
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 438175																		
% Com Wal		% Sprinkled		Depreciation: 81500																		
				Depreciated Total: 356674																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 105.0-0005-0004.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										